



GRASMERE ROAD  
PARTINGTON

£185,000



3 BEDROOMS



1 BATHROOM



1 RECEPTION



EPC GRADE:- D



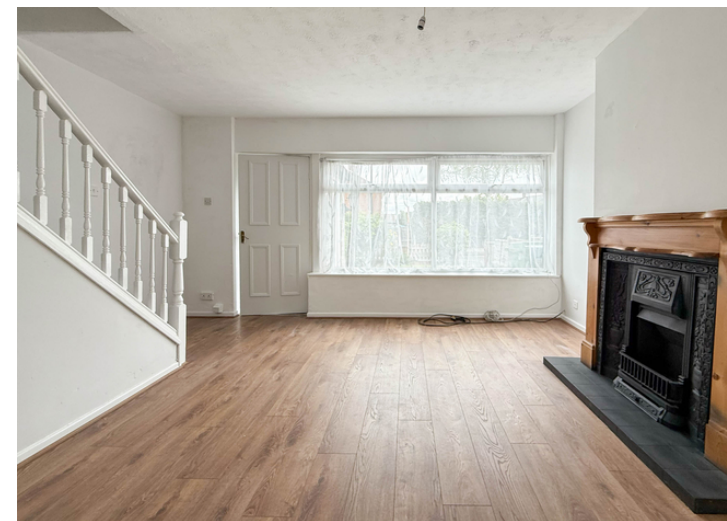
VITALSPACE  
INDEPENDENT ESTATE AGENTS





## Grasmere Road, Partington, M31 4PF

**\*\*NO ONWARD CHAIN\*\*** - VITALSPACE ESTATE AGENTS are pleased to offer for sale this fantastic THREE BEDROOM end terraced property located on a desirable Partington road offering spacious accommodation throughout. Benefiting from uPVC double glazing and gas central heating, this well presented accommodation which briefly comprises; Entrance porch, a good sized living room which opens into an open plan fully fitted dining kitchen. The dining area itself provides ample space for a table and chairs with double doors which leads out into the rear garden. To the first floor there are three well proportioned bedrooms and an attractive white three piece bathroom. Externally to the front there is an enclosed lawned garden with fenced boundaries whilst to the rear, a secluded garden can be found with a paved patio and a lawned garden. Located in the heart of Partington town centre within walking distance of the recently built shopping centre and next to Our Lady of Lourdes Catholic Primary School. Partington also benefits from easy access to Lymm and is only a few minutes drive to the M60 motorway. An internal viewing is highly recommended to fully appreciate all this property has to offer. Contact VitalSpace Estate Agents on for further information.









## Ground Floor



## First Floor



## Features

- Three bedrooms
- End terrace property
- Ideal first time home
- Enclosed gardens
- No onward chain
- Quiet Partington location
- Open plan dining kitchen
- Gas central heating
- uPVC double glazing
- Viewing recommended

## Frequently Asked Questions

How long have you owned the property for? 15 years

When was the roof last replaced? Unknown

How old is the boiler and when was it last inspected? Gas central heating

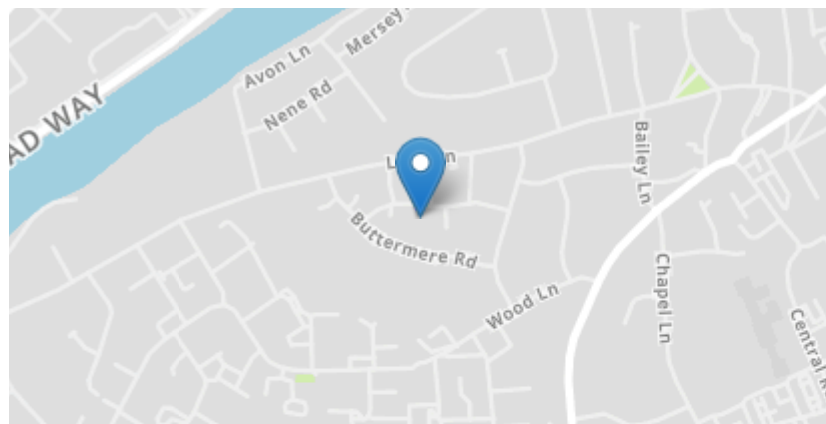
When was the property last rewired? Unknown

Which way does the garden face? South facing rear garden

Are there any extensions and if so when were they built? No

Reasons for sale of property? Sale of buy to let

If you would like to submit an offer on this property, please visit our website - <https://www.vitalspace.co.uk/offer> - and complete our online offer form.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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